

TRANSFER  
TAX  
PAID

## WARRANTY DEED

Joint Tenancy  
(Corporate Grantor)

43-126-39

Colford Property Management, LLC a corporation organized under the laws of the State of Maine, and having a place of business in Fairfield, County of Somerset, State of Maine for consideration paid, grants to

Bruce M. Holmes and Pia L. Holmes of Manchester, County of Kennebec, State of Maine, whose mailing address is 60 Readfield Road, Manchester, Maine 04351 as JOINT TENANTS

with WARRANTY COVENANTS

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its duly authorized officer this 22<sup>nd</sup> day of October, 2004.

Beatrice Dostie  
Witness

Colford Property Management, LLC

By: Carroll Colford  
Carroll Colford  
Its Sole Member

State of Maine  
County of Kennebec, ss.

October 22, 2004

Then personally appeared the above-named Carroll Colford of Colford Property Management, LLC and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Colford Property Management, LLC.



Before me,

Beatrice Dostie  
Name:

Notary Public/Attorney-at-Law

NOTARY PUBLIC, MAINE  
EXPIRES MAY 25, 2006  
BEATRICE DOSTIE

② Linda Gifford

43-126-39

## Exhibit A - Property Description

Closing date: **October 22, 2004**  
Borrower(s): **Bruce M. Holmes and Pia L. Holmes**  
Property Address: **35 Matthews Avenue #39, Waterville, Maine 04903**

**Real estate located on Matthews Avenue in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:**

**Unit 39 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in File E-88308 through E-88314, as these condominium documents may have been amended.**

**Together with any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of these Units or anywhere on the condominium site.**

**Subject, however, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269.**

**Together with all Development Rights, Declarant Rights and Special Declarant Rights described in the Maine Condominium Act and as described in Article 7 of the Averill Condominium Declaration; all rights of Declarant control as set forth in Article 8 of the Declaration; and any and all other rights of the Declarant pursuant to Maine Law.**

**Being the same premises described in a deed from Averill Associates, LLC to Colford Property Management, LLC dated August 7, 2003 and recorded in Book 7575, Page 329 of the Kennebec County Registry of Deeds.**

← 43-126-39

Received Kennebec SS.  
10/27/2004 2:18PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

C04-17913